

**MINUTES
COMMITTEE OF THE WHOLE MEETING
VILLAGE OF VERNON HILLS
JULY 6, 2016**

President Byrne called the meeting to order at 7:28pm.

IN ATTENDANCE: President Byrne, Trustees Koch, Hebda, Grieb, and Schultz, Trustees Marquardt and Williams were absent. A quorum was established.

Also present were: Village Manager Kalmar, Assistant Village Manager Carey, Chief Fleischhauer, Finance Director Larson, Building Commissioner Atkinson, Assistant to the Finance Director Bourdeau, Public Works Director Brown, Attorney Brankin, and Recording Secretary DeAnda.

1. APPROVAL OF THE COMMITTEE OF THE WHOLE MINUTES OF JUNE 21, 2016

Motion by Trustee Schultz, second by Trustee Hebda, to approve the Committee of the Whole Minutes for the June 21, 2016 meeting.

Roll call vote:

AYES: 4 - Schultz, Grieb, Hebda, Byrne

NAYS: 0 – None

ABSTAIN: 1 - Koch

ABSENT AND NOT VOTING: 2 – Marquardt, Williams

Motion carried.

2. CHASE BANK – CONCEPT PRESENTATION FOR A BANK WITH A DRIVE-THRU TO BE LOCATED ON LOT 2 OF THE GREGG’S LANDING NORTH COMMERCIAL PARCEL (AVM Carey)

Representatives from Chase Bank appeared before the COW to present their concept plans for a bank with a drive-thru to be located on Lot 2 of the Gregg’s Landing North Commercial Parcel. Chase is seeking to relocate from their existing location in Libertyville which is immediately north of the proposed Lot 2 location.

The Gregg’s Landing North Commercial Parcel includes 4 lots with Lot 1 being the Menards development and three outlots located adjacent to Milwaukee Avenue and Gregg’s Parkway. Lot 2 is approximately 1.5 acres and is located immediately east of the Menards and bordering Libertyville. Vehicular access into Lot 2 is restricted to internal access from the entrance off of Milwaukee Avenue.

Chase proposed to construct a full service banking center with detached, drive-thru for ATM use by bank customers. The bank will be one-story and approximately 5,741square feet in size. Chase will provide a total of 28 parking spaces which exceeds the 19 required for banking institutions (1 parking space per 300 square feet). The building elevations consist primarily of brick with EIFS along the upper elevations. This will require a variation from the Village’s masonry ordinance.

The proposed building complies with the setback requirements in Gregg’s Landing North. Most notably, these include a 100 foot building setback and 50 foot landscape buffer from Milwaukee Avenue.

A site plan, landscape plan and architectural elevations were included in the packet.

The COW discussed how the setbacks limit the uses appropriate for this property

Attorney Brankin advised the petitioners this was concept review and not binding on the Village Board.

The COW directed Chase Bank to appear before the Planning & Zoning Commission for a public hearing and consideration of a special use permit.

3. PRESENTATION OF A DRAFT FEE POLICY FOR THE VERNON HILLS ATHLETIC COMPLEX (VHAC) (PWD Brown)

Public Works Director Brown reviewed the Vernon Hills Athletic Complex Field Use and User Fee Draft Policy. He stated based on the direction received, staff will revise the policy for consideration at a future meeting.

User fee overview:

In December of 2015, staff and the stakeholders discussed a potential user fee for play at the VHAC with the understanding that fees would not be levied until the fall for the spring 2017 season. All participants in the Recreational or Travel leagues would pay a fee to help offset the cost of maintenance at the VHAC. Tournaments will be charged by the number of games scheduled for the tournament. Proposed fees are based upon a survey provided by the Park District of other nearby communities and the fees they are charging for similar activities.

The goal of the proposed user fee is to cover the Village's labor costs to maintain the fields. The fee does not include mowing or related contractual services or any Capital costs. Users would continue to pay for the electrical costs of the sports lighting. The fees would generate less than 10% of the overall \$250,000 cost of maintaining the VHAC and is less than our comparable communities.

Other proposed Policy changes:

- Pets - Pets would not be allowed on fields or in areas where players or spectators are located. Dog walking would be allowed on the outside perimeter pathway.
- Model Aircraft - Model aircraft operation would not be allowed unless a permit has been obtained by the Village or scheduled through the Park District.

The COW asked about parking, Thor-Guard at Grosse Pointe Park, groups that do not get the opportunity to play at VHAC but pay user fees, current revenues and proposed new revenues. This policy will be discussed at a future COW meeting.

4. ADJOURNMENT OF THE COMMITTEE OF THE WHOLE

Motion by Trustee Schultz, second by Trustee Hebda, to adjourn the Committee of the Whole.

Roll call vote:

AYES: 4 - Koch, Grieb, Hebda, Schultz

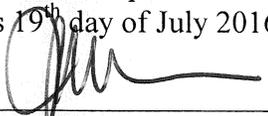
NAYS: 0 - None

ABSENT AND NOT VOTING: 2 - Marquardt, Williams

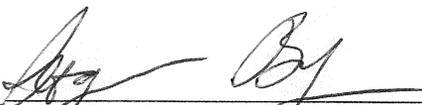
Motion carried.

Meeting adjourned 8:04p.m.

Approved this 19th day of July 2016



John M. Kalmar, Village Clerk



Roger Byrne, Village President